



**RAWLINSON  
&WEBBER.**

Beauchamp Road, West Molesey  
Asking Price £599,950 Freehold

Beauchamp Road, KT8



Approx. Gross Internal Floor Area 1020 sq. ft / 94.80 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.  
Produced by designimperial.com

## Property Description

Rawlinson and Webber are delighted to present this charming three-bedroom home offered with no onward chain. Situated on a highly sought-after residential road, this property is just moments from the well-regarded St. Alban's Catholic Primary School, known for its strong reputation and limited enrolment opportunities. This home represents an excellent chance for buyers to renovate and expand, to make it their home (STPP).

The ground floor features a large entrance porch leading to a hallway with built-in storage and stair access. The through lounge/dining room benefits from a dual aspect, a fireplace, and sliding doors that open onto the south-facing rear garden, perfect for family living. A generously sized kitchen/breakfast room offers additional access to the rear garden and connects to the property's 16'2" (4.94m) long store/utility room, providing ample storage space or potential for future adaptation.

Upstairs, the home boasts a large landing leading to three bedrooms; two double bedrooms, with one featuring a built-in cupboard, and a third good-sized bedroom. A family bathroom completes the internal layout, alongside a substantial loft space that could offer further potential for extension (STPP).

Externally, the property includes off-street parking for multiple vehicles, a well-maintained front garden, and a sunny south-facing rear garden.

## Features

- SEMI-DETACHED
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN
- FAMILY BATHROOM
- STORE ROOM
- OFF-STREET PARKING
- SOUTH-FACING REAR GARDEN
- FRONT GARDEN
- NO ONWARD CHAIN & VACANT POSSESSION

EPC Rating:

D

Council Tax Band

D

